

Mayor Bill Seuell called the meeting to order at 7:00 p.m. Also present were Councilmembers Robert Jurca, Kay Carlquist, Guy Pfalzgraff, and Mary Cooper, along with Assistant City Manager Steve Glammeyer and City Attorney Mike Schottelkotte. City Manager Lanny Sloan was absent. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting.

**Pledge of Allegiance**

The Mayor led everyone present in the Pledge of Allegiance.

**Oath of Office: Police Chief Robert Thomas**

The Oath of Office was administered to Delta's new Police Chief, Robert Thomas, by Municipal Judge Millard S. Fairlamb.

**Oath of Office: Councilmembers Cooper, Jurca, and Pfalzgraff**

City Clerk Mary Lynn Williams administered the Oath of Office to Councilmembers Cooper, Jurca, and Pfalzgraff.

**Election of Mayor and Mayor Pro Tem**

Councilmember Carlquist nominated Councilmember Cooper as Mayor. The nomination was seconded by Councilmember Jurca. Councilmember Jurca nominated Councilmember Seuell as Mayor Pro Tem. The nomination was seconded by Councilmember Cooper. In a roll call vote, Mary Cooper was unanimously elected as Mayor, and Councilmember Seuell was unanimously elected as Mayor Pro Tem.

Mayor Cooper presided over the remainder of the meeting.

**Changes to the Agenda**

There were none.

**Minutes**

It was moved by Councilmember Jurca and seconded by Councilmember Carlquist to approve the minutes of the regular meeting of April 1, 2008 as submitted by the Clerk. All in favor, motion carried.

**Citizen Comments**

Melissa Heinzen asked Council to consider amending the City's animal regulations to allow a "catch, neuter, and release" approach to controlling feral cats.

Linda Sorenson reminded Council that Colorado Logging Days is scheduled to be held in Delta on April 25<sup>th</sup> and 26<sup>th</sup>. She wondered if a decision had been made concerning her request for funding from the City. On being advised that monies in the City's donation fund have already been spoken for, Ms. Sorensen asked Council to consider "in-kind" donations of park and recreation center rental and trash service fees. She was advised to contact staff later in the week for an answer.

**GIS IMS Presentation**

Frank Sargent, the City's GIS Specialist, demonstrated the GIS Integrated Mapping Service now available to the public on the City's web site.

**Financial Report**

Finance Director Tod DeZeeuw presented the financial report for the period ended March 31, 2008.

## **Regular Meeting, Delta City Council, April 15, 2008 (Cont.)**

### **Paul's Minor Subdivision**

Community Development Director Glen Black reported that Paul's Minor Subdivision, located west of 1800 Road and south of Roubideau Street, is owned by the Senteney Family Trust. The property contains 19.06 acres and is zoned A-1. The minor subdivision would create two lots. Lot 1 would contain 15.43 acres for future development, while Lot 2 would contain 3.88 acres, and would include the existing house and other structures.

The Planning Commission reviewed the minor subdivision at their April 7<sup>th</sup> meeting and recommended approval with the following conditions:

- The name of the subdivision must be changed to a name not previously recorded with Delta County, since "Paul's Minor Subdivision" has already been used.
- Payment in lieu of parks fee must be paid prior to recording the final plat.
- All corrections must be made to the plat as redlined by staff.
- All applicable City requirements, standards and specifications must be met.

It was moved by Councilmember Seuell and seconded by Councilmember Carlquist to approve Paul's Minor Subdivision with all staff and Planning Commission recommendations. All in favor, motion carried.

### **Process for Code Changes**

The Community Development Director explained that staff and Council have had a number of requests to consider changes to the City Code. Most of the requested changes would be to Titles 15, 16 and 17, and many of them would have been appropriate to have staff and the Planning Commission review and make recommendations to Council. Therefore, staff recommends creating a process for requesting changes to the Code. Such a process could include completing an application and paying an appropriate fee. He asked Council to instruct the City Attorney to draft an ordinance to reflect the recommended changes.

It was moved by Councilmember Jurca and seconded by Councilmember Seuell to instruct the City Attorney to draft the appropriate ordinance. All in favor, motion carried.

### **Council Bill #6, 2008; First Reading; Amending Site Development Plan Requirements**

Mr. Black stated that staff is recommending adoption of an ordinance which would require all developers to submit a site plan for review to make sure that all developments are in compliance with subdivision and zoning requirements of the City Code.

Council Bill #6, 2008

AN ORDINANCE OF THE CITY OF DELTA, COLORADO,  
REPEALING AND REENACTING SECTIONS 15.04.080A AND  
15.04.090A OF THE DELTA MUNICIPAL CODE TO CLARIFY  
AND EXPAND REQUIREMENTS FOR SITE DEVELOPMENT  
PLANS SUBMITTED IN SUPPORT OF APPLICATIONS FOR  
BUILDING PERMITS

was read by the Clerk.

It was moved by Councilmember Pfalzgraff and seconded by Councilmember Carlquist to adopt Council Bill #6, 2008 on first reading. Roll call vote: Councilmembers Jurca, aye; Carlquist, aye; Pfalzgraff, aye; Seuell, aye; and Cooper, aye. Motion carried.

### **Retail Liquor Store License Renewal: D&B Liquors**

The Clerk reported that the renewal application for D&B Liquors is complete and that all necessary fees have been paid. The Police Department's report revealed no liquor code violations during the past year and recommended approval of the renewal.

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to approve the retail liquor store license renewal for D&B Liquors. All in favor, motion carried.

## **Regular Meeting, Delta City Council, April 15, 2008 (Cont.)**

### **Business Enhancement Agreement**

Councilmember Seuell noted that an agreement drafted by the City Attorney had been included in Council's agenda packets, and that a memo from the City Attorney had been given to them just prior to tonight's meeting. Council, the City Attorney, and members of the Chamber of Commerce Board and Chamber staff who were present discussed a number of issues related to the proposed agreement. It was agreed that the Chamber representatives would provide the City Attorney with additional information based on the discussion. The City Attorney will prepare a final draft for consideration by Council at their May 6<sup>th</sup> meeting.

### **Proclamations: Abstinence Awareness Week; Volunteer Recognition Month**

The Mayor read proclamations naming the week of April 20 through April 26, 2008 as Abstinence Awareness Week, and the month of April as Delta Volunteer Recognition Month.

### **City Attorney Comments**

The City Attorney stated that his partner, Jim Brown would be present for an attorney/client session concerning the Black Canyon water case later in the meeting.

### **City Manager Comments**

Assistant City Manager Glammeyer recognized Wilma Erven and the recreation center staff for their hard work. He noted that the rec center recently celebrated its 15<sup>th</sup> anniversary. He also mentioned that the tax question which was on the ballot at the April 1<sup>st</sup> election passed handily, which means that the recreation center and its programs will continue to be supported financially by the citizens of Delta.

Mr. Glammeyer also addressed the potential for flooding this spring. He assured Council and Delta's citizens that the City is preparing to handle any flooding which may occur.

### **Councilmember Comments**

Councilmember Jurca expressed appreciation for the new golf pro at Devil's Thumb Golf Club.

Councilmember Carlquist noted that she had attended the 15<sup>th</sup> anniversary celebration at the recreation center on Saturday, April 12<sup>th</sup>.

Mr. Pfalzgraff reported attending a meeting of the Colorado Rural Development Council, a group who addresses matters related to economic workforce issues in rural areas.

Councilmember Seuell thanked everyone for their help during his tenure as Mayor and wished Mayor Cooper good luck.

Mayor Cooper had attended the ground breaking for The Shoppes at Delta. She also reported on a Project 7 project to install a large water storage tank to increase storage capacity for the valley.

### **Executive Session**

It was moved by Councilmember Seuell and seconded by Councilmember Jurca to convene an Executive Session for a conference with the City's attorney, Jim Brown, for the purpose of receiving legal advice on specific legal questions pursuant to CRS 24-6-402(4)(b), or more specifically, to receive legal advice on the Black Canyon water case. All in favor, motion carried.

At 8:10 p.m., the Regular Meeting was recessed. The Executive Session was convened a short time later.

At 8:37 p.m., the Mayor reconvened the Regular Meeting and announced that the Executive Session had been concluded. She stated that in addition to herself, the participants in the Executive Session were Councilmembers Kay Carlquist, Robert Jurca, Bill Seuell and Guy Pfalzgraff, along with Assistant City Manager Steve Glammeyer, Deputy City Clerk Jolene Nelson and attorney Jim Brown. For the record, the Mayor asked any person participating in the Executive Session who believed that any substantial discussion of any matters not included

**Regular Meeting, Delta City Council, April 15, 2008 (Cont.)**

**Executive Session (Cont.)**

in the motion to go into Executive Session occurred during the Executive Session in violation of the Open Meetings Law, to state his or her concerns for the record. No concerns were stated.

The meeting was immediately adjourned.

---

Mary Lynn Williams, CMC, City Clerk